

013.0

0007

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

989,900 / 989,900

USE VALUE:

989,900 / 989,900

ASSESSED:

989,900 / 989,900



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
45-47		MARY ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	GARABEDIAN OSCAR & ROSE	
Owner 2:		
Owner 3:		

Street 1: 45 MARY ST  
Street 2:

Twn/City: ARLINGTON  
St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry: Type:  
Postal:

## NARRATIVE DESCRIPTION

This parcel contains 5,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 3159 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5500		Sq. Ft.	Site		0	80.	1.06	1									468,002						468,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5500.000	517,200	4,700	468,000	989,900		10598
							GIS Ref
							GIS Ref
							Insp Date
							04/03/09

Total Card	0.126	517,200	4,700	468,000	989,900	Entered Lot Size
Total Parcel	0.126	517,200	4,700	468,000	989,900	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	313.36	/Parcel: 313.3	Land Unit Type:

PREVIOUS ASSESSMENT							Parcel ID	013.0-0007-0006.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	104	FV	517,300	4700	5,500.	468,000	990,000	990,000
2019	104	FV	397,700	4700	5,500.	497,200	899,600	899,600
2018	104	FV	397,700	4700	5,500.	362,700	765,100	765,100
2017	104	FV	372,500	4700	5,500.	315,900	693,100	693,100
2016	104	FV	372,500	4700	5,500.	269,100	646,300	646,300
2015	104	FV	331,100	4700	5,500.	263,300	599,100	599,100
2014	104	FV	331,100	4700	5,500.	216,400	552,200	552,200
2013	104	FV	344,800	4700	5,500.	205,900	555,400	555,400

Notes	Date
Year End Roll	12/18/2019
	1/3/2019
Year End Roll	12/20/2017
	1/3/2017
Year End	1/4/2016
	12/11/2014
Year End Roll	12/16/2013
	12/13/2012

1304!

PRINT Date Time

12/10/20 16:56:37

LAST REV Date Time

09/25/18 15:19:21

danam

1304

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Sign: VERIFICATION OF VISIT NOT DATA

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**EXTERIOR INFORMATION**

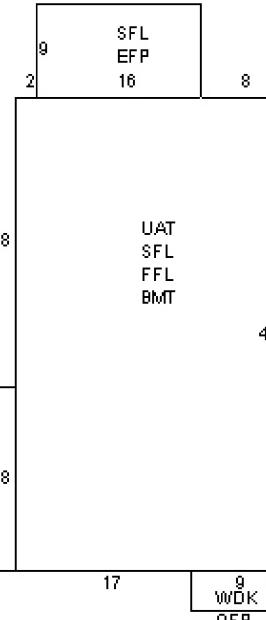
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

**BATH FEATURES**

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Poor
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 2
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 10	BRs: 4
	Baths: 2	HB

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
2	10
4	

**RES BREAKDOWN**

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,502	169.040	253,891
BMT	Basement	1,358	50.710	68,865
FFL	First Floor	1,358	169.040	229,550
UAT	Upper Attic	299	94.660	28,303
EFP	Enclos Porch	144	45.100	6,494
OPF	Open Porch	36	43.010	1,548
WDK	Deck	36	15.640	563
Net Sketched Area:		4,733	Total:	589,214
Size Ad	2860	Gross Are	5630	FinArea
				3159

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	1,502	169.040	253,891	UAT	100	FLA	100	F	
BMT	Basement	1,358	50.710	68,865						
FFL	First Floor	1,358	169.040	229,550						
UAT	Upper Attic	299	94.660	28,303						
EFP	Enclos Porch	144	45.100	6,494						
OPF	Open Porch	36	43.010	1,548						
WDK	Deck	36	15.640	563						
Net Sketched Area:		4,733	Total:	589,214						
Size Ad	2860	Gross Are	5630	FinArea	3159					

**SUB AREA DETAIL****IMAGE**

**AssessPro Patriot Properties, Inc**

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1928	21.94	T	40	104			4,700			4,700

More: N

Total Yard Items:

4,700

Total Special Features:

Total:

4,700